



Brownfields Assessment Demonstration Pilot

Jackson, MS

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Since 1995, EPA has funded more than 150 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. The Pilots are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA has selected the City of Jackson for a Brownfields Pilot. Jackson (population 193,000) is located in south-central Mississippi, and is the state capital. The Pilot targets the Farish Street Historic District (population 4,816), a 16-square-mile area located adjacent to Jackson's central business district. The target area is within the city's Enterprise Community Strategic Planning Zone and is anchored by the oldest intact pre-civil rights African-American neighborhood in the nation. Ninety-seven percent of the residents are minorities, and 60.8% live below the poverty line. Median annual household income in the target area is \$7,551, less than one-third of the median income of Jackson.

Recent interest in redevelopment of the target area has been spurred by the area's historic value and the nearby location of a recently announced \$17.5 million telecommunications conference center. Three major housing and redevelopment initiatives are underway in the district; however, none of these address the district's abandoned commercial and industrial sites. These old and vacant properties (e.g., abandoned warehouses with contaminated loading docks, furniture companies, metal works, dry cleaners, rail yards, and a gin mill) effectively form barriers to investment and redevelopment across the district. Environmental

PILOT SNAPSHOT



Jackson, Mississippi

Date of Announcement:
May 1998

Amount: \$200,000

Profile: The Pilot targets brownfields in the Farish Street Historic District, a 16-square-mile area adjacent to the city's central business district.

Contacts:

Office of the Mayor
City of Jackson
(601) 960-1084

Regional Brownfields Team
U.S. EPA - Region 4
(404) 562-8923

Visit the EPA Region 4 Brownfields web site at:
[http://www.epa.gov/region4/wastepgs/
brownfpgs/bf.htm](http://www.epa.gov/region4/wastepgs/brownfpgs/bf.htm)

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

concerns have hindered the progress of redevelopment efforts and other long-term sustainable redevelopment projects. Brownfields cleanup and redevelopment are therefore vital to Jackson's plans for the district.

OBJECTIVES

The city's objective is to use the Pilot as a working model for the redevelopment of brownfields sites in historic and culturally unique neighborhoods. The project strategy includes the following: 1) site selection and assessment; 2) redevelopment barrier identification and creating measures for change; 3) community involvement; and 4) coordination of cleanup and redevelopment activities. The Pilot will work with its cooperative partners, EPA and the state Department of Environmental Quality. In addition, the Pilot will leverage resources and assistance from private and other public partners. All these efforts rely on developing working partnerships that will also serve as models for cleanup and redevelopment of other brownfields throughout the city.

ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Assembling an inventory of potential brownfields sites in the district for use in a geographic information system (GIS);
- Selecting priority sites based on benefit to the community, appropriate land use, redevelopment potential, nature and extent of contamination, type of ownership, and replicability;
- Conducting Phase I and Phase II site assessments at priority sites;
- Identifying and removing barriers to cleanup and redevelopment, including developing working models to attract investment; and
- Developing interactive and dialogue-building communication initiatives that both educate and involve the community.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.